



**Board of Commissioners of Cook County
Minutes of the Zoning and Building Committee**

10:00 AM

Wednesday, January 17, 2018

**Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

Absent: Butler (1)

PUBLIC TESTIMONY

Chairman Silvestri asked the Secretary to the Board to call upon the registered public speakers, in Accordance with Cook County Code.

1. George Blakemore - Concerned Citizen

18-1439

COMMITTEE MINUTES

Approval of the minutes from the meeting of 12/13/2017

A motion was made by Vice Chairman Sims, seconded by Commissioner Deer, to approve 18-1439. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

Absent: Butler (1)

18-1177

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-47

Township: Orland

County District: 17

Property Address: 15758 114th Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property consists of approximately 0.30 acre located on the northwest corner of 158th Street and 114th Street in Section 18.

Owner: David Wantroba, 15758 114th Avenue, Orland Park, Illinois 60467

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to an existing 6 feet. Variance is sought in order to bring existing conditions into zoning compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/6/2017

Zoning Board Recommendation date: 12/6/2017

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Daley, to recommend for approval 18-1177. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, Garcia, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

Absent: Butler (1)

18-1602

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-46

Township: Leyden

County District: 16

Property Address: 852 North Prater Avenue, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.25 acre located on the southwest corner of Diversey Avenue and Prater Avenue in Section 29.

Owner: Jaime Villagran, 852 North Prater Avenue, Melrose Park, Illinois 60164

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) increase the height of a fence located in the front yard from the maximum allowed 3 feet to an existing 6 feet, (2) reduce the rear yard setback from the minimum required 40 feet to an existing 22.6 feet, (3) reduce the bulk requirements for an accessory structure located in the rear yard from the minimum required 5 feet to an existing 1.5 feet and (4) reduce the left interior side yard setback from the minimum required 10 feet to an existing 0 feet. Variance is sought in order to bring existing conditions into zoning compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Daley, to recommend for approval as amended 18-1602. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)
Absent: Butler (1)

18-1603

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-48

Township: Riverside

County District: 17

Property Address: 3850 W 39th Street, Riverside, Illinois 60546

Property Description: The Subject Property consists of approximately 0.15 acre located on the west side of Columbus Boulevard and approximately 100 feet north of 39th Street in Section 36.

Owner: Hector Medina, 510 Charing Cross Road, Elk Grove, Illinois 60007

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 10,000 square feet to an existing 6,481 square feet and (2) reduce the lot width from the minimum required 60 feet to an existing 50 feet. The variance is sought in order to bring existing conditions into zoning compliance and to allow for the construction of a single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Daley, to recommend for approval 18-1603. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

Absent: Butler (1)

18-1605

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-49

Township: Palatine

County District: 14

Property Address: 4001 Bonhill Drive, Arlington Heights, Illinois 60004

Property Description: The Subject Property consists of approximately 5,901 acres located on the east side of Interstate 290 and the north side of Nichols Road in Section 01.

Owner: Whispering Winds Condominium Association c/o Joan T. Gonnella, 5057 N. Harlem Avenue, Chicago, Illinois 60656

Agent/Attorney: Gardi & Hought, LTD., c/o Michael J. DeSantis, 939 N. Plum Grove Road, Suite C, Schaumburg, Illinois 60173

Current Zoning: R-8 General Residence District

Intended use: Applicant seeks a variance to (1) increase the area of a sign face from the maximum allowed 48 square feet to a proposed ~~420~~ 100 square feet and (2) increase the height of a sign from the maximum allowed 10 feet to a proposed 25.5 feet. The variance is sought to allow for the construction of an identification sign.

Recommendation: ZBA Recommendation is that the application be granted as amended.

Conditions: The condition is that the sign have only the name of "Whispering Winds Condominium Association" and a phone number.

Objectors: John Kim, Country Glen Apartments

Andy Wytan, Country Glen Apartments

History:

Zoning Board Hearing: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Morrison, to recommend for approval 18-1605. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

Absent: Butler (1)

18-1607

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-01

Township: Palos

County District: 17

Property Address: 10624 Ridgewood Drive, Palos Park, Illinois 60464

Property Description: The Subject Property consists of approximately 0.27 acre located on the at the intersection of Ridgewood Drive and Mead Court in Section 32 of Palos Township.

Owner: William & Judy Bluemer, 10624 Ridgewood Drive, Palos Park, Illinois 60464

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the rear yard setback from the minimum required 40 feet to a proposed 23 feet. The variance is sought in order to allow for the construction of a sunroom addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Vice Chairman Sims, to recommend for approval 18-1607. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

Absent: Butler (1)

18-1608

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-02

Township: Lyons

County District: 17

Property Address: 5713 Harvey Avenue, La Grange, Illinois 60525

Property Description: The Subject Property consists of approximately 0.37 acre located on the southeast corner of 57th Street and Harvey Avenue in Section 17.

Owner: Dominic & Mary Frances Crescente, 5713 Harvey Avenue, La Grange, Illinois 60525

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the right side yard setback from the minimum required 25 feet to an existing 16.25 feet, (2) reduce the lot area from the minimum required 20,000 square feet to an existing 17,276 square feet and (3) increase the height of a fence located in the left corner side yard from the maximum allowed 3 feet to a proposed 6 feet. The variance is sought in order to bring existing lot conditions into zoning compliance and to allow for the construction of a fence.

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Vice Chairman Sims, to recommend for approval 18-1608. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

Absent: Butler (1)

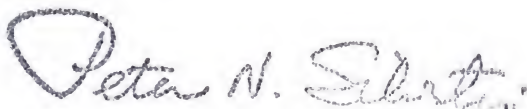
ADJOURNMENT

A motion was made by Commissioner Suffredin, seconded by Commissioner Morrison, to adjourn the meeting. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

Absent: Butler (1)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.